

Message Text

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ACTION FBO-05

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R 071451Z DEC 76

FM AMEMBASSY ATHENS

TO SECSTATE WASHDC 8190

USIA WASHDC

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E.O. 11652: N/A

TAGS: ABLD, AFSP, ASEC

SUBJECT: PROPOSED LEASING ADDITIONAL OFFICE SPACE

REF: STATE 248887

1. AGENCIES' UNITS ASSIGNED TO ANNEX ARE:

1) 3RD FLOOR - 2376 NET SQ. FT., AGRICULTURE, LANGUAGE
AND JUSMAGG/L TRANSLATORS

2) 2ND FLOOR - 2754 NET SQ. FT., USIS

3) 1ST FLOOR - 2898 NET SQ. FT., USIS

4) GROUND FLOOR - 2626 NET SQ. FT., MEDICAL UNIT, GSO
PROPERTY UNIT, EMBASSY WELFARE UNIT

5) BASEMENT - 3176 NET SQ. FT., USIS; EMBASSY REPRODUCTION
UNIT; HEATING AND A/C PLANT; EMBASSY DRAPERY/MATERIALS ROOM
AND STORAGE AREA.

2. PER REFTTEL, ANNEX FLOOR PLANS SHOWING EXISTING AND PROPOSED
FLOOR SPACE BY AGENCY BEING PREPARED. ESTIMATE SUBMISSION
IN 7 TO 10 DAYS TOGETHER WITH CHANCERY FLOOR PLANS SHOWING
STATE TSO AND JUSMAGG/L RELOCATIONS.

3. ALTHOUGH USIS ANNEX ALTERATIONS SIGNIFICANTLY REDUCED
AFTER VISIT BY USIA'S IOA/SS CHIEF, TED BORK, RENOVATIONS COSTS
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WILL STILL BE CONSIDERABLE BECAUSE OF EXTENSIVE HEATING,

A/C, AND SECURITY MODIFICATIONS, AND PROCUREMENT/INSTALLATION OF PABX TYPE SWITCHBOARD PLUS REQUIRED WALL TO WALL CARPETING. BEST ESTIMATE OF PRO RATA RENT AND COSTS BY AGENCIES FOR ANNEX SPACE ARE:

HCSKRGQMGS OKBSS SQ. FT. - 17,783
 ANNEX - NET SQ. FT. - 13,830 #
 USIS TO OCCUPY 7,430 OR 54 PERCENT
 OTHER TO OCCUPY 6,404 OR 46 PERCENT ##

MORE NET SPACE NOW AVAILABLE IN ANNEX THROUGH IMPROVED SPACE UTILIZATION. THIS ADDITIONAL SPACE TO BE MADE USEABLE BY MOST INEXPENSIVE AND PRACTICAL RENOVATIONS.

ESTIMATED COSTS FOR EMBASSY ANNEX

AGENCY	RENT-2YRS IN ADVANCE	SPECIFIC RENOVATIONS	HEATING/AC SECURITY & FY-77 SWITCHBOARD COSTS	TOTAL
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USIA - 54 PERCENT	75,600	38,000	29,700	143,300
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JUSMAGG/ - 34.5 PERCENT	48,300	12,800	19,000	80,100
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STATE-TSO -11.5 PERCENT	16,100	4,200	6,300	26,600
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TOTAL 100 PERCENT	140,000	55,000	55,000	250,000
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SPACE TO BE VACATED IN CHANCERY

1) FOR JSUMAGG/L 2,400 SQ. FT. 75 PERCENT

2) FOR TSO 800 SY. FT. 25 PERCENT

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75 PERCENT OF 46 PERCENT EQUALS 34.5 PERCENT
 25 PERCENT OF 46 PERCENT EQUALS 11.5 PERCENT

4. CHANCERY RENOVATIONS WILL BE MODERATE AND ANTICIPATE EMBASSY ARTISANS CAN PERFORM ALL WORK. MATERIAL AND EQUIPMENT COSTS ESTIMATED \$3000 TO \$3500.

5. WERE IT NOT FOR OVERRIDING OPERATIONAL CONSIDERATIONS,

JUSMAGG/L COULD HAVE HAD MORE SPACE IN THE ANNEX THAN IN THE CHANCERY. FOR THIS REASON ONLY THREE JUSMAGG/L EMPLOYEES (TRANSLATORS) WILL BE ACCOMMODATED IN THE ANNEX. EMBASSY UNITS BEING RELOCATED IN ANNEX TO ACCOMMODATE JUSMAGG/L AND STATE TSO ARE RELATIVELY AUTONOMOUS. EVERY EFFORT WAS MADE TO RETAIN UNIT INTEGRITY AND MINIMIZE RELOCATION OF INTERDEPENDENT ACTIVITIES/FUNCTIONS.

6. USIA INFORMED EMBASSY THEIR IOA/SS ENGINEER HETHERINGTON TO VISIT ATHENS ABOUT DECEMBER 14 TO EVALUATE A/C AND HEATING OF USIS SPACE. OF COURSE, OTHER AGENCIES IN ANNEX WILL SHARE IN COSTS. ASSUMING HETHERINGTON DESIGNATES TYPE OF EQUIPMENT ACCEPTABLE, SIZE, POWER, CAPACITY, ADDITIONAL DUCTING, IF ANY, ETC., THEN DETAILED SPECS CAN BE PREPARED BY EMBASSY ENGINEER IN 7 TO 10 DAYS. EVEN THOUGH EMBASSY WILL NOT HAVE ANY OPTION OR CLAIM TO THE ANNEX, OUR ENGINEER BELIEVES HE CAN PREVAIL ON A GENERAL CONTRACTOR TO SURVEY SITE WITH SPECS IN HAND AND DEVELOP REALISTIC COST ESTIMATE OF ALL REQUIRED RENOVATIONS. (COMPETITIVE BIDS TO BE OBTAINED ASAP). AGAIN, ANTICIPATE 7 TO 10 MORE DAYS TO DEVELOP THIS ESTIMATE. EMBASSY HOPES LEASE CAN BE SIGNED SOONEST FOR FEAR OF BUILDING'S LEASED TO OTHERS. OWNERS LAWYER IS NOW CALLING 2 OR 3 TIME A WEEK REGARDING OUR PROGRESS TOWARDS ACTUALLY SIGNING A LEASE. KUBISCH

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